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## Johns Creek

### City of Johns Creek

### Planning & Zoning

[www.JohnsCreekGA.gov](http://www.JohnsCreekGA.gov)

678-512-3200 ~ (fax) 678-512-3303  
12000 Findley Road, Suite 400, Johns Creek, GA 30097

# ~~RZ-16-008~~  
2/7/16

RZ-17-002  
16-2784

## LAND USE PETITION CHECKLIST & APPLICATION FORM REZONING, USE PERMIT & CONCURRENT VARIANCE

11/28/16

### INSTRUCTIONS

A properly completed application and fees are due at the time of submittal. The submittal deadline is the first Tuesday of each month. **An incomplete application will not be accepted.** Original signatures are required for the Application. **Note: Applicants are highly encouraged to meet with nearby property owners prior to filing an application.**

### APPLICATION MATERIALS

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
<b>Provide one (1) a digital copy of <u>all</u> submitted materials.</b>	<ul style="list-style-type: none"><li>One (1) CD or Zip Drive in .JPEG, .TIFF, .PDF or .DOC format</li></ul>	<input type="checkbox"/>
Pre-Application Meeting Form	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
Site Plan with Legal Description (See Page 16 for Requirements)	<ul style="list-style-type: none"><li>Ten (10) Full-Size Site Plan Copies (folded)</li><li>One (1) 8 1/2" x 11" Site Plan</li><li>One (1) 8 1/2" x 11" Legal Description</li></ul>	<input type="checkbox"/>
Building Elevations	<ul style="list-style-type: none"><li>One (1) Copy <i>* Just use photos of Existing</i></li></ul>	<input type="checkbox"/>
Letter of Intent	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
Zoning Impact Analysis Form and/or SUP Form	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
Environmental Site Analysis Form <i>N/A</i>	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
Disclosure Form	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
Public Participation Plan & Report	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input type="checkbox"/>
Peak-hour Trip Generation Count <i>N/A</i>	<ul style="list-style-type: none"><li>One (1) Copy</li></ul>	<input type="checkbox"/>
<b>THE FOLLOWING ITEMS MAY BE REQUIRED</b>		
Traffic Impact Study <i>N/A</i>	<ul style="list-style-type: none"><li>Three (3) Copies</li></ul>	<input type="checkbox"/>
Metropolitan River Protection	<ul style="list-style-type: none"><li>Three (3) Copies</li></ul>	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"><li>Three (3) Copies</li></ul>	<input type="checkbox"/>
Environmental Impact Report	<ul style="list-style-type: none"><li>Three (3) Copies</li></ul>	<input type="checkbox"/>
Noise Study Report	<ul style="list-style-type: none"><li>Three (3) Copies</li></ul>	<input type="checkbox"/>

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**REZONING/SUP/CHANGE IN CONDITIONS  
APPLICATION**

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APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Douglas R. White</u>	NAME: _____
ADDRESS: <u>Po Box 681833</u>	ADDRESS: _____
CITY: <u>MARIETTA</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30068</u>	STATE: _____ ZIP: _____
PHONE: <u>770-331-7708</u>	PHONE: _____
CONTACT PERSON: <u>Douglas R. White</u> PHONE: <u>770-331-7708</u>	
CONTACT'S E-MAIL: <u>drwhite@propertyconcepts.com</u>	

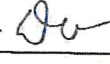
APPLICANT IS THE:
<input checked="" type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>CVP</u> REQUESTED ZONING DISTRICT: <u>C-1</u>
LAND DISTRICT(S): <u>1st</u> LAND LOT(S): <u>197, 198, 231, 230</u> ACREAGE: <u>4.54</u>
ADDRESS OF PROPERTY: <u>11705 Jones Bridge Road</u>
PROPOSED DEVELOPMENT: <u>Commercial</u>
CONCURRENT VARIANCES: <u>—</u>

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>3 <del>2</del> (BL)</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>41,578</u>
Density: _____	Density: _____


**APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.

  
Signature of Applicant

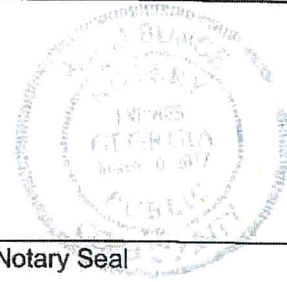
12/3/2016  
11/30/2016   
Date

Douglas R. White  
Type or Print Name and Title

  
Signature of Notary Public

12-3-16  
Date

Notary Seal



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**PROPERTY OWNER'S CERTIFICATION**

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, Chen Ping Yap, Member, Addison Place, LLC, authorize, Douglas R. White,  
(Property Owner) (Applicant)

to file for \_\_\_\_\_, at 11705 Jones Bridge Rd, Johns Creek, GA 30005  
(RZ, SUP, CV) (Address)

on this date November 30, 2016  
(Month) (Day)

- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

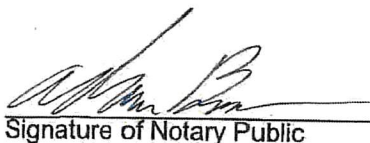


CP 12/3/2016

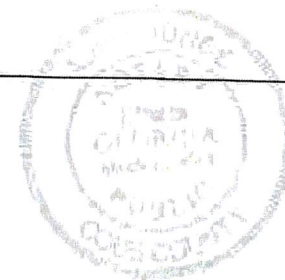
Signature of Property Owner

11/30/2016  
Date

Chen Ping Yap, Member  
Type or Print Name and Title

  
Signature of Notary Public

12-3-16  
Date



Notary Seal

RZ-17-002  
16-2194

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# City of Johns Creek ZONING IMPACT ANALYSIS FORM

## Planning & Zoning

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

YES - The neighboring properties are already zoned C-1.

- Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

NO

- Does the property to be rezoned have a reasonable economic use as currently zoned?

YES the site is currently zoned CUP which allows for a mixture of Commercial uses

- Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

NO

The site is already existing

- Is the zoning proposal in conformity with the policies and intent of the land use plan?

YES - the land use for this site is ?? and allows

- Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?

This site appeared to be part of a 6 acre site that was subdivided. The surrounding parcels were zoned C-1. And this parcel was not included.

- Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?

NO

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## SPECIAL USE PERMIT CONSIDERATION FORM

Analyze the impact of the proposed special use and provide a written point-by-point response to the following questions:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council;

N/A

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

N/A

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

N/A

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

N/A

5. The location and number of off-street parking spaces;

N/A

6. The amount and location of open space;

N/A

7. Protective screening;

N/A

8. Hours and manner of operation;

N/A

9. Outdoor lighting;

N/A

10. Ingress and egress to the property.

N/A

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## DISCLOSURE REPORT FORM

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WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4); ☒ NO (if NO, complete only point 4)

1. CIRCLE ONE: **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)  
**In Opposition to Petition** (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
None			

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Douglas R. White

Signature: Douglas R. White Date: 12/3/2016 DW